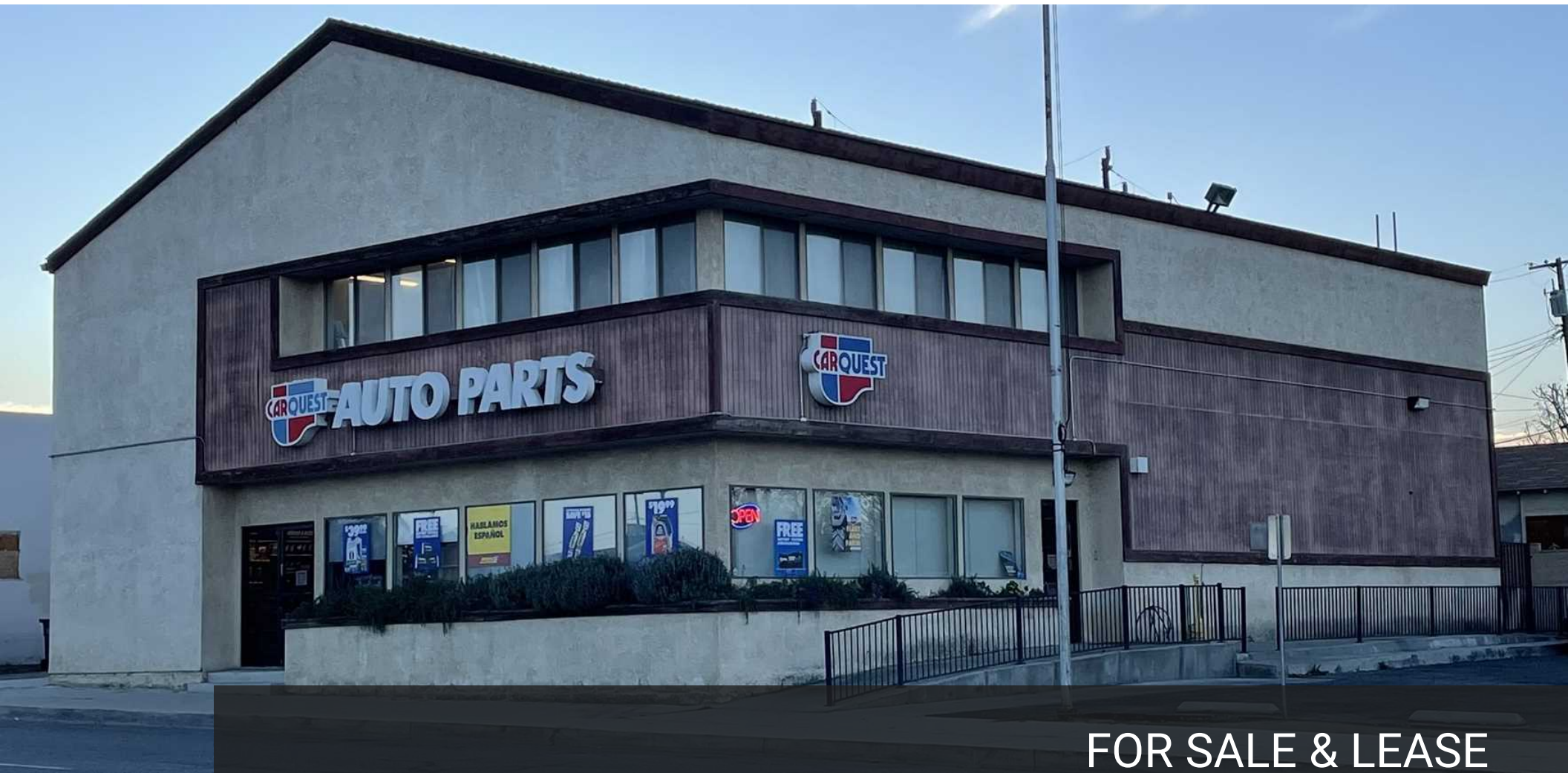


FREE STANDING BUILDING

CARQUEST AUTO PARTS

617 6TH STREET, TAFT, CA 93268



FOR SALE & LEASE

SOUTH PACIFIC COMMERCIAL
5330 Office Center Ct., Ste 34
Bakersfield, CA 93309



PRESENTED BY:

JOSE CHAVEZ
President
cell: (661) 599-3138
jose@sopacre.com
01160727, CA

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PROPERTY SUMMARY

617 6TH STREET



Property Summary

Price:	\$450,000
Building SF:	6,000+/-
Lot Size:	0.22 Acres
Frontage:	125 Feet
Parking:	Surface
Signage:	Pylon
Zoning:	G-C

Property Overview

The property is a two-story building encompassing approximately 6,000 square feet, located on a 0.22-acre corner parcel. It offers excellent visibility, convenient ingress and egress, ample parking, and prominent pylon signage.

Location Overview

The subject is at the SWC of 6th St and Woodrow and in the heart of Taft. The City of Taft was incorporated in 1910; however, the community of Greater Taft includes the county areas of South Taft, parts of Taft Heights to the southwest, and Ford City to the north. The official population of Taft City is nearly 10,000; Greater Taft boasts a population of 19,000.

PROPERTY PHOTOS

617 6TH STREET



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617 6TH STREET



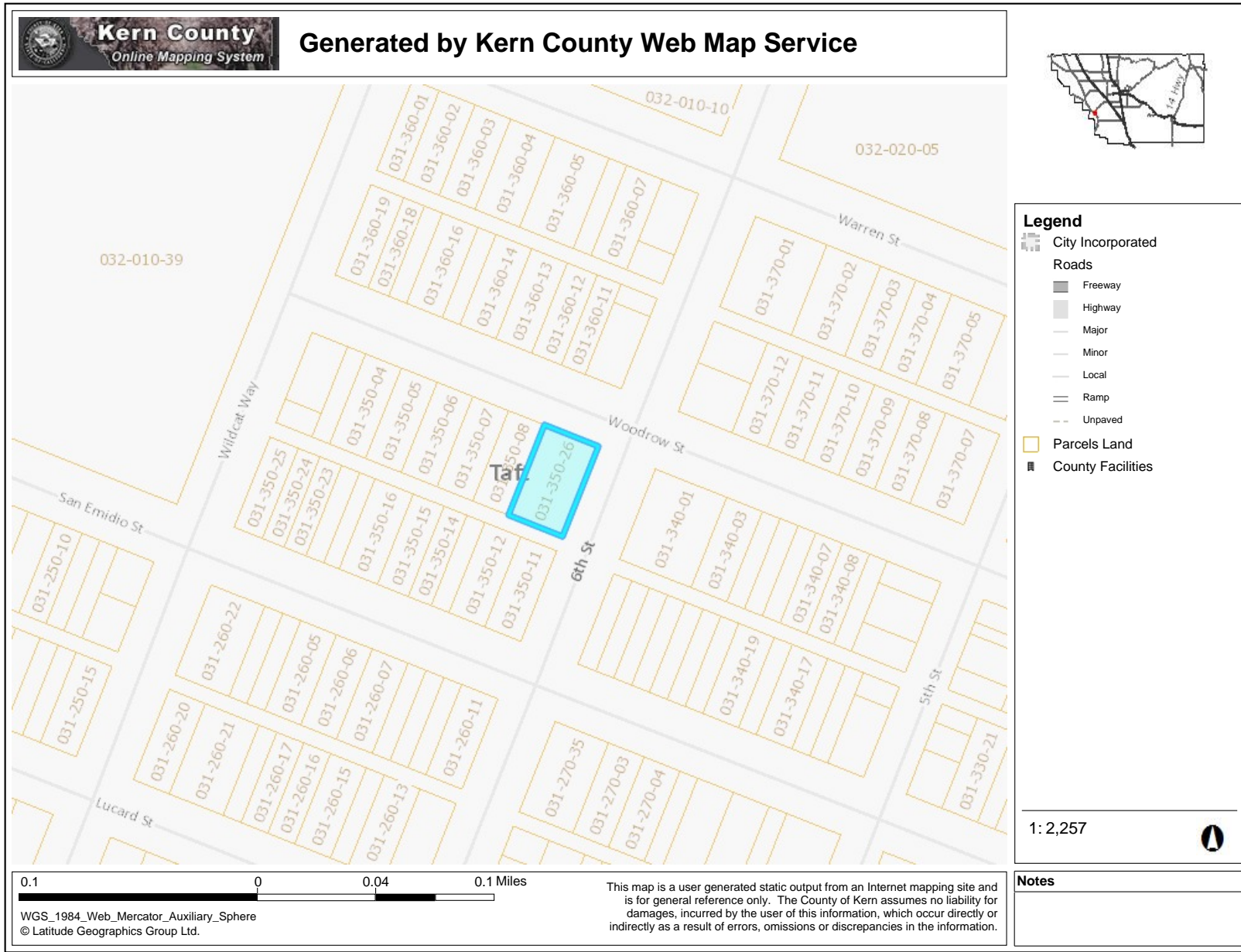
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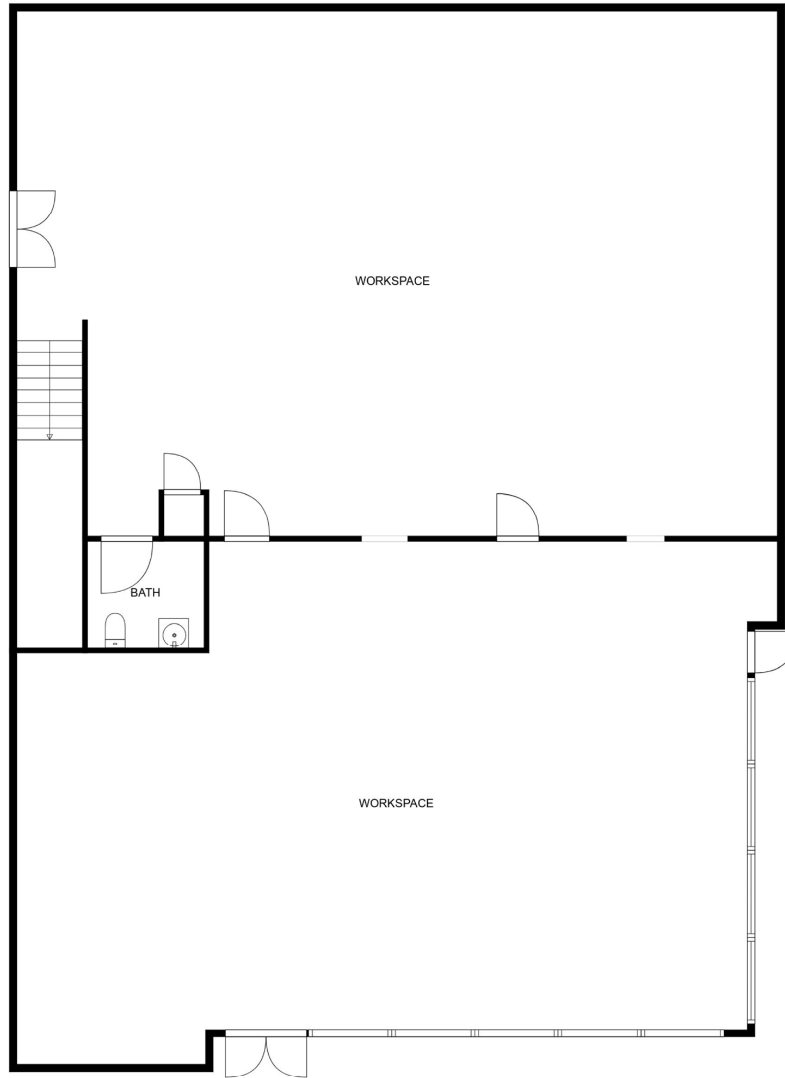
PARCEL MAP

617 6TH STREET

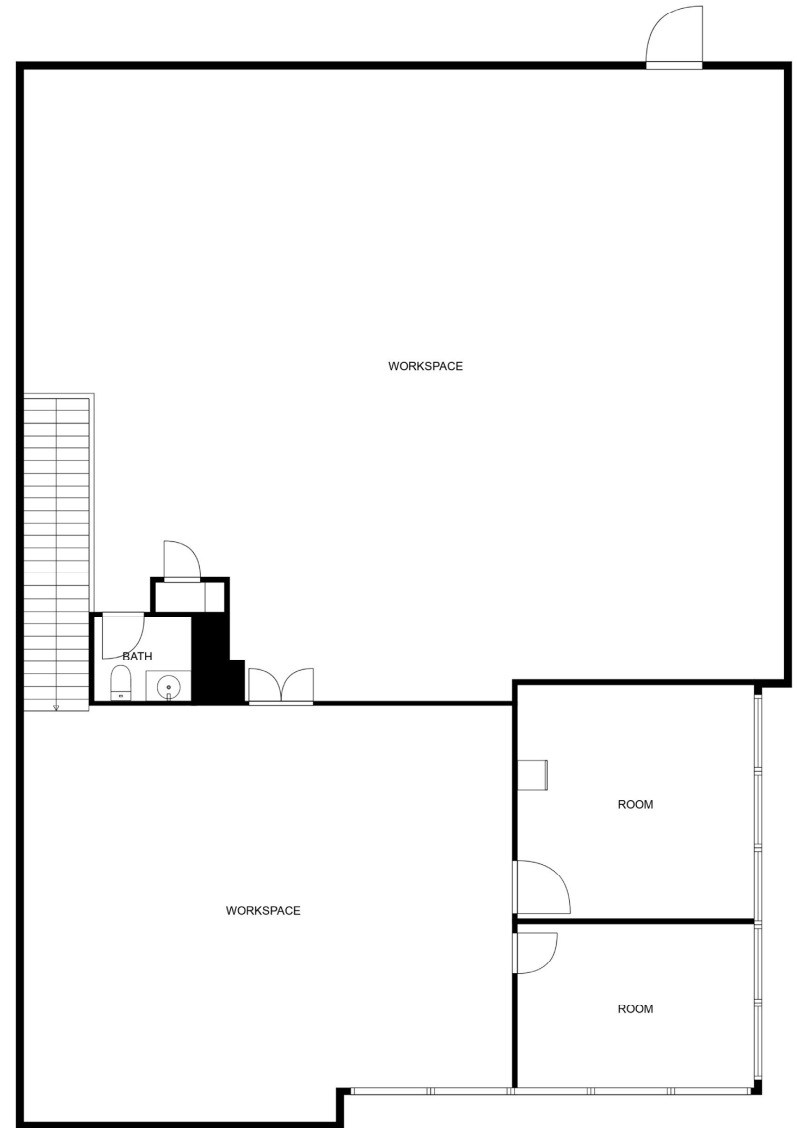


FLOOR PLAN

617 6TH STREET



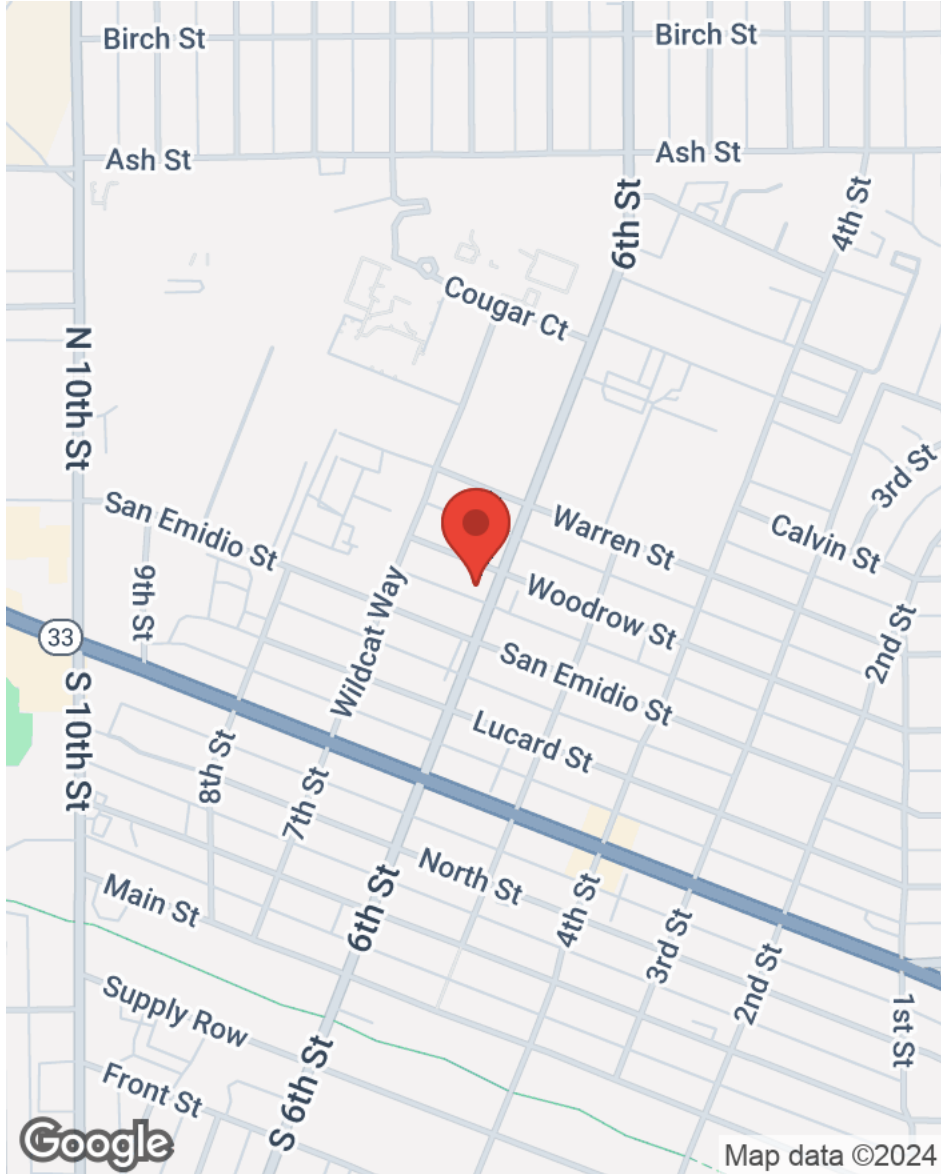
FLOOR 1



FLOOR 2

LOCATION MAPS

617 6TH STREET



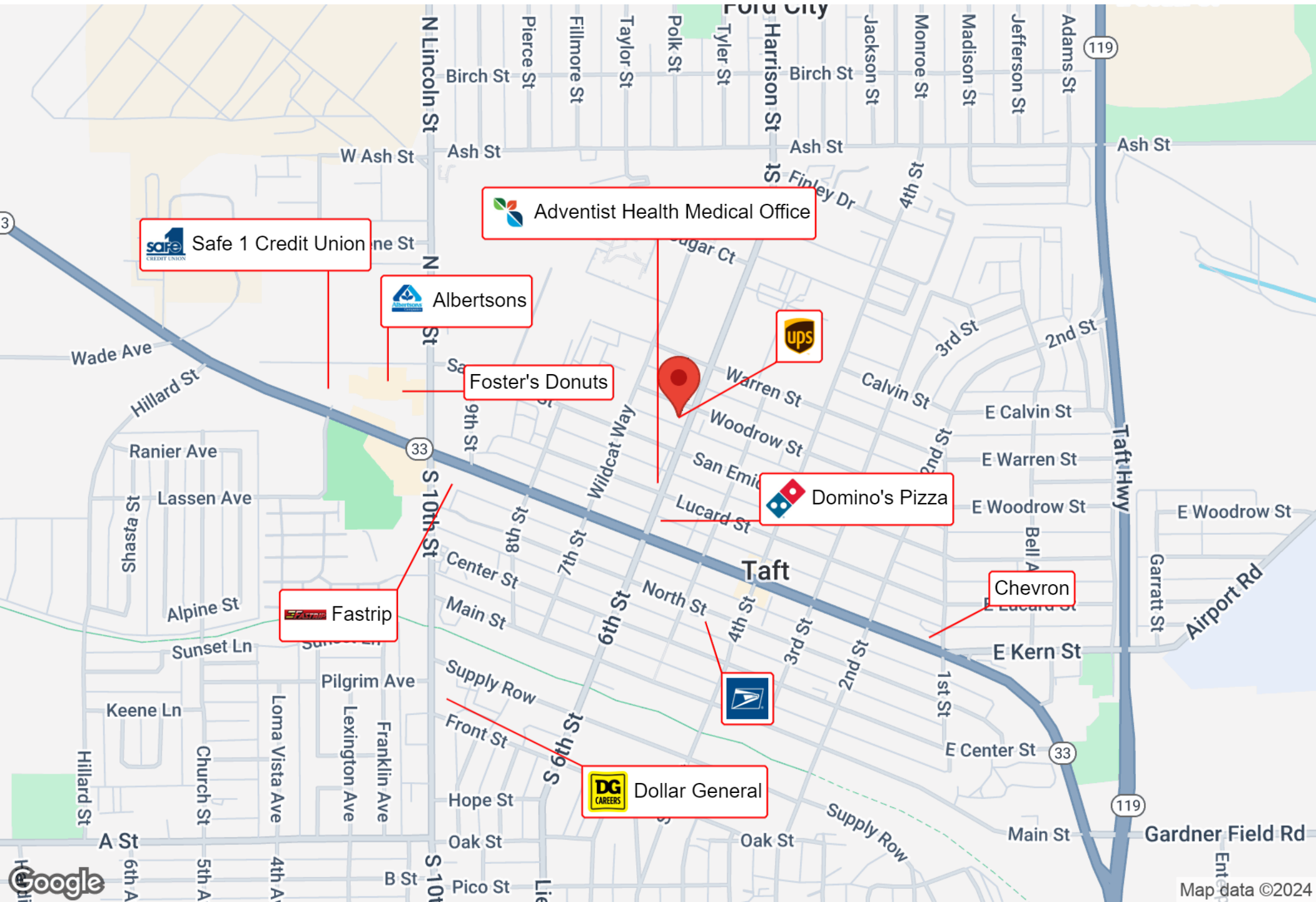
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BUSINESS MAP

617 6TH STREET




 Safe 1 Credit Union

 Adventist Health Medical Office

 Albertsons


 Foster's Donuts


 UPS

 Domino's Pizza

 Fastrip

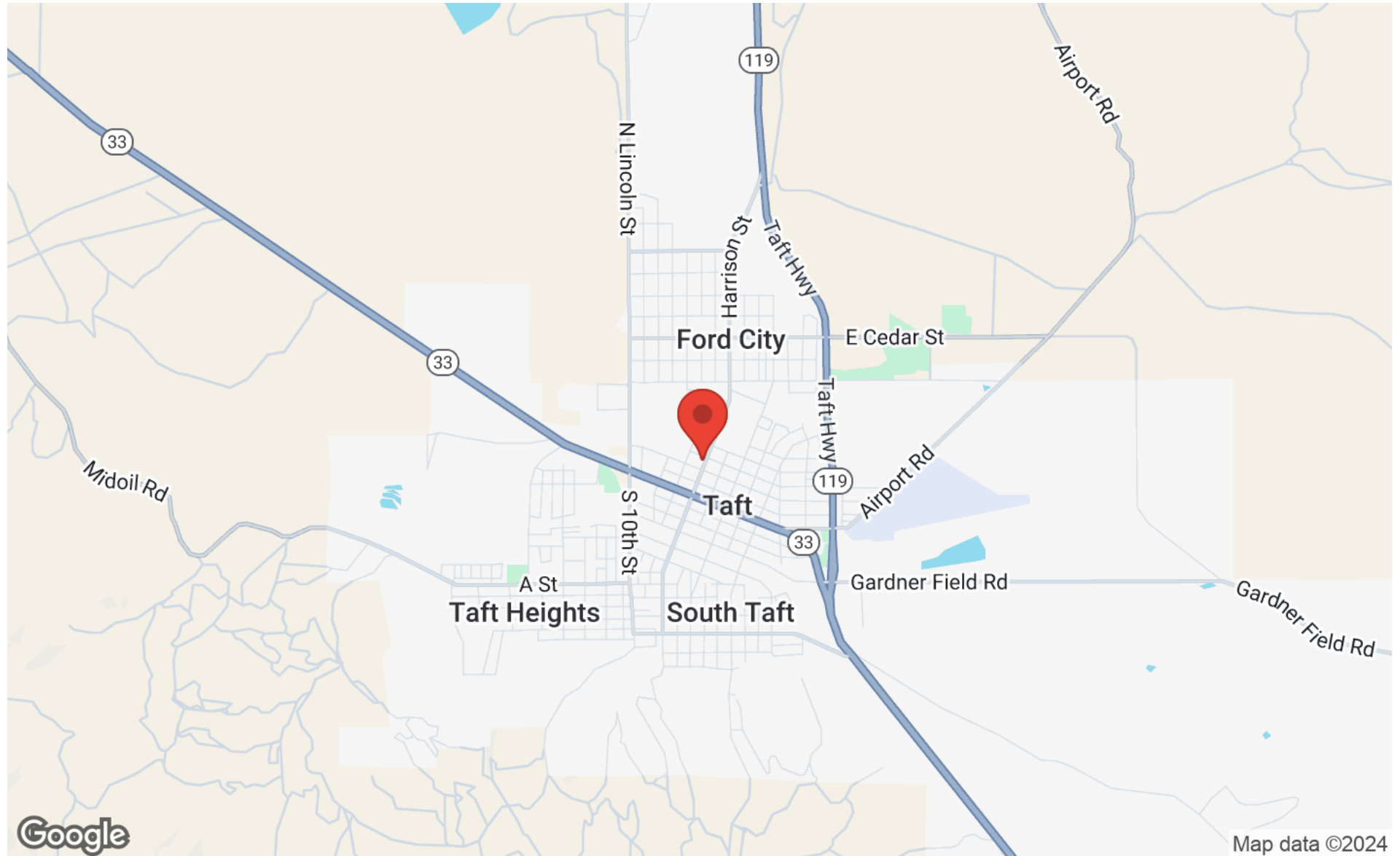
 USPS

 Dollar General

 Chevron

REGIONAL MAP

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AERIAL MAP

617 6TH STREET



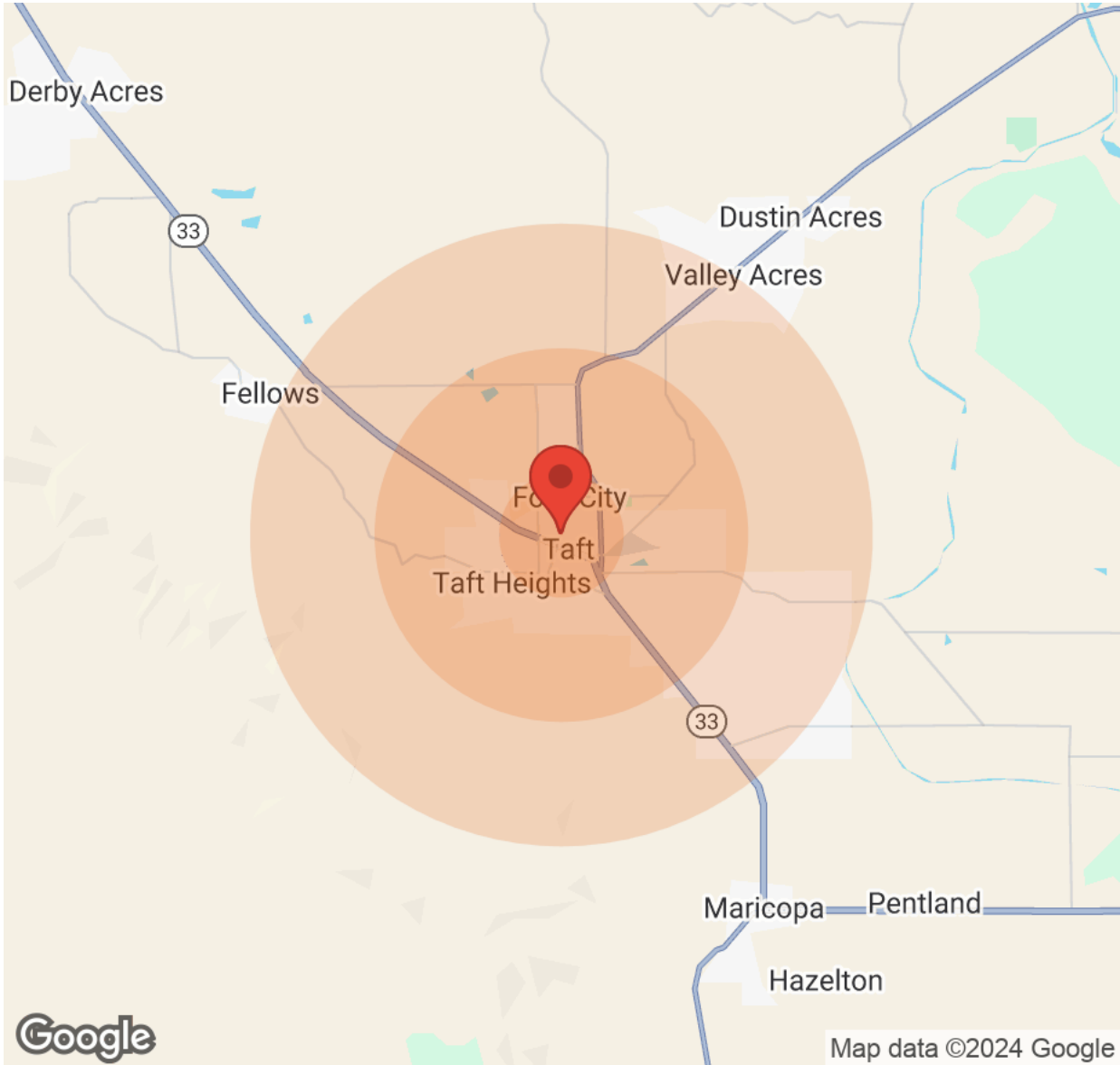
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DEMOGRAPHICS

617 6TH STREET



	1 Mile	3 Miles	5 Miles
Population			
Male	4,415	7,873	7,873
Female	4,329	7,942	7,942
Total Population	8,744	15,815	15,815
Age			
Ages 0-14	2,283	4,218	4,218
Ages 15-24	1,372	2,527	2,527
Ages 25-54	3,375	6,025	6,025
Ages 55-64	819	1,458	1,458
Ages 65+	895	1,587	1,587
Race			
White	6,111	11,368	11,368
Black	57	78	78
Am In/AK Nat	145	226	226
Hawaiian	38	44	44
Hispanic	3,458	6,074	6,074
Multi-Racial	4,722	8,108	8,108
Income			
Median	\$50,243	\$38,895	\$38,895
< \$15,000	661	1,031	1,031
\$15,000-\$24,999	371	929	929
\$25,000-\$34,999	198	340	340
\$35,000-\$49,999	350	873	873
\$50,000-\$74,999	466	842	842
\$75,000-\$99,999	437	576	576
\$100,000-\$149,999	243	362	362
\$150,000-\$199,999	63	82	82
> \$200,000	28	39	39
Housing			
Total Units	3,163	5,873	5,873
Occupied	2,827	5,159	5,159
Owner Occupied	1,586	2,811	2,811
Renter Occupied	1,241	2,348	2,348
Vacant	336	714	714

DISCLAIMER

617 6TH STREET

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